113.0	0001	0026.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	627,700	/	627,700
USE VALUE:	627,700	/	627,700
ASSESSED:	627,700	/	627,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BASSETT HELEN ANNE
Owner 2:	
Owner 3:	
Street 1:	61 HUNTINGTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6094.000	205,700		422,000	627,700
Total Card	0.140	205,700		422,000	627,700
Total Parcel	0.140	205,700		422,000	627,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.83 | /Parcel: 545.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71754

GIS Ref

GIS Ref

Insp Date 09/07/18

!8730!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	205,700	0	6,094.	422,000	627,700		Year end	12/23/2021
2021	101	FV	199,500	0	6,094.	422,000	621,500		Year End Roll	12/10/2020
2020	101	FV	199,500	0	6,094.	422,000	621,500	621,500	Year End Roll	12/18/2019
2019	101	FV	179,700	0	6,094.	415,900	595,600	595,600	Year End Roll	1/3/2019
2018	101	FV	179,700	0	6,094.	319,500	499,200	499,200	Year End Roll	12/20/2017
2017	101	FV	179,700	0	6,094.	301,400	481,100	481,100	Year End Roll	1/3/2017
2016	101	FV	179,700	0	6,094.	277,300	457,000	457,000	Year End	1/4/2016
2015	101	FV	175,200	0	6,094.	259,200	434,400	434,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:49:25

LAST REV

Date	Time
09/25/18	14:53:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8730

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANSFIELD DAVID	1099-111		8/18/1992			No	No		A

USER DEFINED

Prior Id # 1:	71754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2001	842	Re-Roof	3,000	C				
11/28/1994	632	Manual	6,100					V/SIDING-GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
4/17/2000	Inspected	263	PATRIOT
2/3/2000	Measured	263	PATRIOT
9/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6094		Sq. Ft.	Site		0	70.	0.99	6									421,973						422,000	

Total AC/HA:	0.13990	Total SF/SM:	6094	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	421,973	Spl Credit		Total:	422,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298076
Depreciation:	92403
Depreciated Total:	205672

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

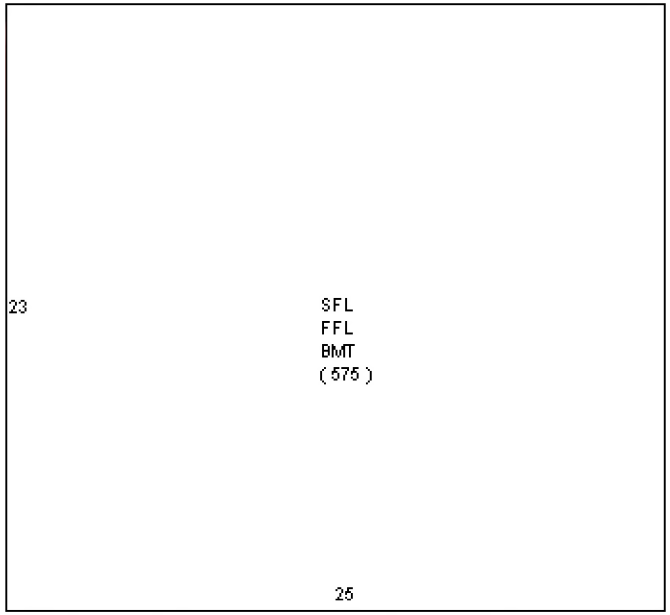
No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	119.25
Final Total:	205700	Val/Su SzAd	178.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	575	52.640	30,271
FFL	First Floor	575	175.480	100,902
SFL	Second Floor	575	175.480	100,902

Net Sketched Area:	1,725		Total:	232,075	
Size Ad	1150	Gross Area	1725	FinArea	1150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

113.0-0001-0026.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	